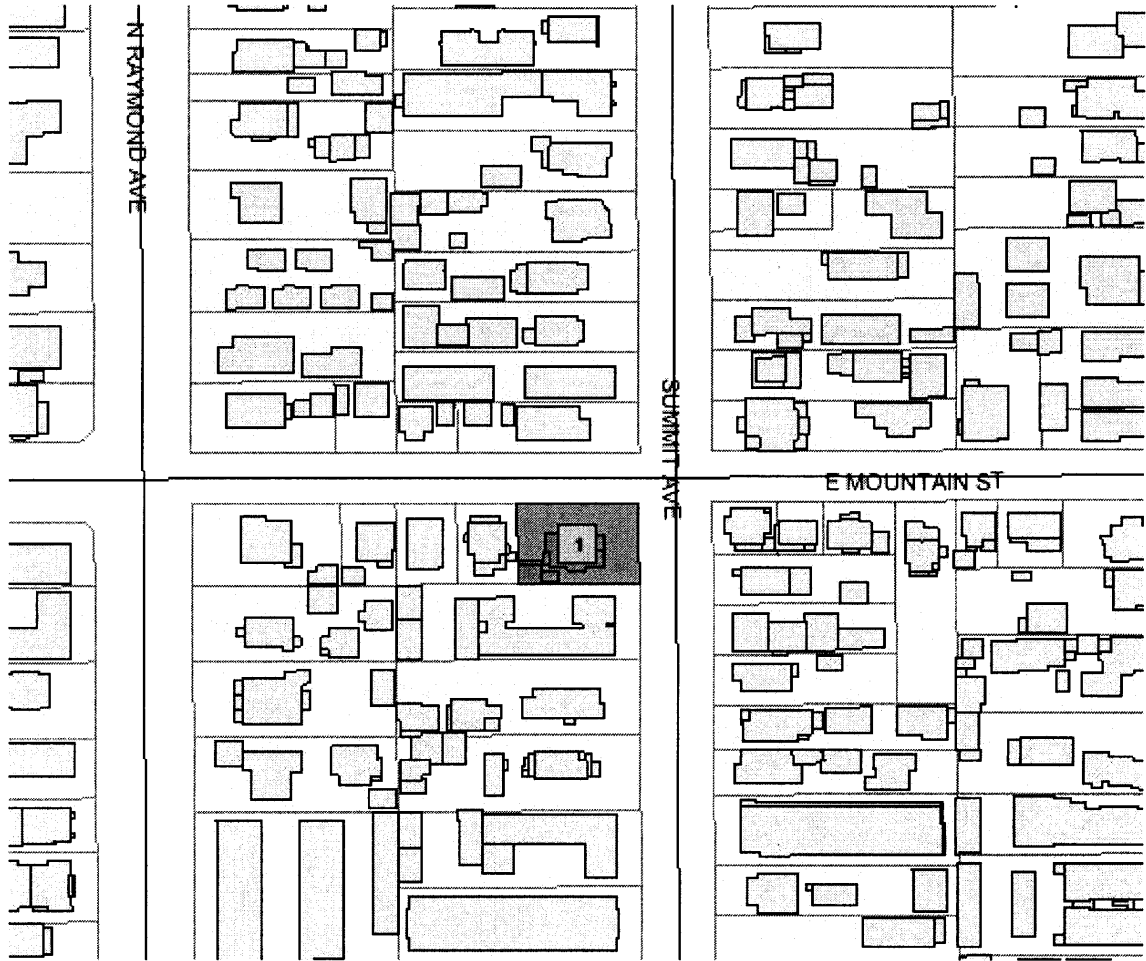


ATTACHMENT A
VICINITY MAP: 897 SUMMIT AVENUE





PASADENA PERMIT CENTER

PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 897 N. SUMMIT AVE

Project Name: HISTORIC LANDMARK DESIGNATION

Project Description: (Please describe demolitions, alterations and any new construction)

Zoning Designation: General Plan Designation:

Valuation (Cost of Project):

APPLICANT / OWNER INFORMATION

APPLICANT NAME: STACEY R STRICKLER

Address: 897 N. SUMMIT AVE

City PASADENA State: CA Zip: 91103

CONTACT PERSON: SAME

Address:

City State: Zip:

PROPERTY OWNER NAME: SAME

Address:

City State: Zip:

Telephone: 323 854-4009

Fax: []

Email: staceyrain@me.com

Telephone: []

Fax: []

Email:

Telephone: []

Fax: []

Email:

TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

- ADJUSTMENT PERMIT, AFFORDABLE HOUSING CONCESSION OR WAIVER, CERTIFICATE OF APPROPRIATENESS, CERTIFICATE OF EXCEPTION, CHANGES TO APPROVED PROJECT, CONDITIONAL USE PERMIT, DESIGN REVIEW, DEVELOPMENT AGREEMENT, EXPRESSIVE USE PERMIT, FLOOR AREA RATIO (FAR) INCREASE, GENERAL PLAN AMENDMENT, HEIGHT AVERAGING, HILLSIDE DEVELOPMENT PERMIT, HISTORIC DESIGNATION (MONUMENT, LANDMARK, TREE OR SIGN), HISTORICAL RESEARCH/EVALUATION, LANDMARK TREE PRUNING, MASTER DEVELOPMENT PLAN, MASTER SIGN PLAN, MINOR CONDITIONAL USE PERMIT, MINOR VARIANCE, PLANNED DEVELOPMENT ZONE, PRELIMINARY PLAN CHECK, PREDEVELOPMENT PLAN REVIEW, RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT, SIGN EXCEPTION, TENTATIVE PARCEL/TRACT MAP, TEMP. CONDITIONAL USE PERMIT, TREE PROTECTION PLAN REVIEW, TREE REMOVAL, VARIANCE, VARIANCE FOR HISTORIC RESOURCES, ZONE CHANGE (MAP AMENDMENT), OTHER:

Note: Space for signature is on reverse side

INDEMNIFICATION

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: *Jaclyn R. Stubble* Date: 5-1-12

<p>For Office Use Only</p> <p>PLN # <u>2012-001 a/c</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: <u>5/8/12</u></p> <p>DATE SUBMITTALS RECEIVED: _____</p> <p>RECEIVED BY (INITIALS): <u>[Signature]</u></p> <p>FEES:</p> <p>BASE FEE: \$ _____</p> <p>3% RECORDS FEE: \$ _____</p> <p>TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>PUBLIC ART REVIEW REQUIRED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>TRANSPORTATION REVIEW REQUIRED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>INCLUSIONARY HOUSING REQUIRED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	<p>REVIEW AUTHORITY:</p> <p><input type="checkbox"/> STAFF</p> <p><input type="checkbox"/> HEARING OFFICER</p> <p><input type="checkbox"/> PLANNING COMMISSION/BZA</p> <p><input type="checkbox"/> DESIGN COMMISSION</p> <p><input checked="" type="checkbox"/> HISTORIC PRESERVATION COMMISSION</p> <p><input checked="" type="checkbox"/> CITY COUNCIL</p> <p>TAXPAYER PROTECTION</p> <p><input type="checkbox"/> DISCLOSURE REQUIRED</p> <p><input checked="" type="checkbox"/> NOT REQUIRED</p>	<p>CEQA REVIEW:</p> <p><input checked="" type="checkbox"/> EXEMPTION</p> <p><input type="checkbox"/> INITIAL STUDY</p> <p><input type="checkbox"/> EIR</p> <p>CEQA REVIEW STATUS:</p> <p><input type="checkbox"/> PENDING</p> <p><input type="checkbox"/> COMPLETED</p>	<p>Design & Historic Preservation:</p> <p>TYPE OF HISTORIC PRESERVATION REVIEW:</p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED)</p> <p><input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p>TYPE OF DESIGN REVIEW:</p> <p><input type="checkbox"/> CONCEPT</p> <p><input type="checkbox"/> FINAL</p> <p><input type="checkbox"/> CONSOLIDATED</p> <p><input type="checkbox"/> PRELIMINARY CONSULTATION</p>
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Note: In addition to this application, a completed **Planning Division Master Application Form** is also required.

PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	
2. Property Address:	897 N. SUMMIT AVE., PASADENA
3. Date of Original Construction	1894
4. Original Owner	unk.
5. Architect / Builder:	unk.

DESIGNATION CATEGORY

(CHECK APPROPRIATE BOX—SEE CRITERIA ON PAGES 2 & 3 FOR MORE INFORMATION):

HISTORIC MONUMENT

LANDMARK

HISTORIC SIGN

LANDMARK TREE

BRIEF DESCRIPTION OF PROPERTY

Briefly describe the property proposed for designation, indicating whether the entire site or a portion of the site is the subject of the nomination (e.g., how many buildings or objects on the site are included in the nomination) or if the nomination is for an object, sign or tree. A map may be used for the description. Please also submit recent and, if available, historical photographs. Use additional sheets if necessary.

Please See attached.

SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

With this application, please attach information that will assist staff with the preparation of a designation report. Books, photographs, articles, and other archival information will all be useful to document the significance of the nominated resource.

Please See attached.
Refer to bibliography, historical photographs, chronology, and other supporting information.



LEGAL DESCRIPTION

Attach a copy of the most recently recorded legal description for the property (usually in the deed for the property or other documents when the property was purchased—also available from a title company).

CRITERIA FOR DESIGNATION

Check the box under the category checked on first page that corresponds to the criterion under which you are nominating the property, object, sign or tree for designation. Multiple boxes may be checked if applicable.

CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT (May include significant public or semi-public interior spaces and features)	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the region, state or nation.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input type="checkbox"/>	C. It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, state or nation, or that possesses high artistic values that are of regional, state-wide or national significance.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

CRITERIA FOR DESIGNATING A LANDMARK	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or State.
<input checked="" type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City, region, or State.
<input checked="" type="checkbox"/>	C. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important locally in prehistory or history.



CRITERIA FOR DESIGNATING A HISTORIC SIGN	
<input type="checkbox"/>	A. It is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historic sign materials and means of illumination, and is not significantly altered from its historic period. Historic sign materials shall include metal or wood facings, or paint directly on the façade of a building. Historic means of illumination shall include incandescent light fixtures or neon tubing on the exterior of the sign. If the sign has been altered, it must be restorable to its historic function and appearance.
<input type="checkbox"/>	B. It is integrated with the architecture of the building.
<input type="checkbox"/>	C. It demonstrates extraordinary aesthetic quality, creativity, or innovation.

CRITERIA FOR DESIGNATING A LANDMARK TREE	
<input type="checkbox"/>	A. It is one of the largest or oldest trees of the species located in the City.
<input type="checkbox"/>	B. It has historical significance due to an association with a historic event, person, site, street, or structure.
<input type="checkbox"/>	C. It is a defining landmark or significant outstanding feature of a neighborhood.

DESIGNATION PROCESS (INFORMATION ONLY; NO ACTION REQUIRED)

§17.62.050 Pasadena Municipal Code:

1. A preliminary evaluation by staff to determine if the nominated property meets the applicable criteria and is eligible for designation.
2. If staff determines that the nominated property is eligible for designation, the nomination is scheduled for a public hearing before the Historic Preservation Commission. If not, the applicant may appeal the determination of ineligibility to the Historic Preservation Commission or it may be called for review by the Historic Preservation Commission or City Council.
3. If the Historic Preservation Commission finds that the nominated resource qualifies for designation, it forwards a recommendation on the designation to the City Council.
4. At a noticed public hearing, the Council then determines whether to approve or disapprove the application.

Description of Property

From California Historical Resources Inventory Database (CHRID) and surveys conducted 1895 & 1999

The house is a notable example of a late 19th/early 20th century house, Folk Victorian subtype, as described in the Multiple Property Documentation Form, "Late 19th/Early 20th Century Development and Architecture in Pasadena, 1883 - 1904."

Built in 1894, this prominent one-and-one-half story Victorian house is an uncommon residence in its neighborhood of modest bungalows and Craftsman style homes. That is attributable to the fact that the house was moved here in 1915.

The most notable feature on this house is the large bowed window topped by a hip roof with gabled dormer. Above the dormer and on the face of the second story, the house is clad in fish-scale shingles. The roof is steeply pitched and decorative brackets support barge boards which end in a bulls eye pattern. The house is clad in wood tongue and groove siding.

The front steps lead up to a covered porch and a ten-light glass door with sidelights. There is also second, solid entrance door to the left of the glass door. The rear of the house has been modified, with the addition of an exterior staircase and dormer-style expansion through the roof. There are also two rear entrances, both of which are covered by awnings. The interior of the property has been subdivided into four units.

Supplemental Information on Significance of Property

Thirty-five years before the founding of Pasadena, attorney Samuel Mundy Meeker drafted the first city charter for Williamsburg, New York. He worked as the city's corporate council until its consolidation with the City of Brooklyn three years later, and he and brother David shared a law office that dealt primarily in real estate transactions. Samuel was married to Jane Eliza Wight and they and their nine children, a boarder, and two servants lived in Bushwick. They were affluent and quite prominent in the region. Meeker also helped to establish the Williamsburgh Savings Bank and was serving as its president at the time of his death. Meeker Street in Brooklyn is named in his honor.

When he died in 1891, Pasadena was a fledgling town, just five years old, but already attracting wealthy industrialists, middle class artists, educators, tradesmen, craftsmen and servants. It's almost certain that Mrs. Meeker moved to Pasadena after the death of her husband in order to be with her Daughter, Anna Louise, who was living here in 1888. Records show that Mrs. J. E. Meeker and half of her six surviving children were living together in Pasadena by 1900. It's very likely Mrs. Meeker had picked up some real estate acumen from her husband because by 1915, she owned at least three properties: 397 N. Raymond, 409 N. Raymond, and 899 N. Summit. Widow Meeker lived at 409 N. Raymond in a very large house called "The Arches" with her daughters and servants. According to census records, she owned the house free and clear.

The Meeker women quickly joined society life in Pasadena, and Anna Louise was an original Director of the Shakespeare Club, a contributor to The Landmarks Club, and served as a Trustee on the board of the Pasadena Library, which was located just a several blocks from her home in Library Park. In 1905, Mrs. Meeker and her daughters hosted a large society event to welcome a fourth daughter from New York. The reception was held at her home at 409 N. Raymond Avenue and was attended by 350 guests from the social, art, club, musical, and church circles. An article in the Los Angeles Herald describes the music room with its large pipe organ and wealth of art treasures. The Venetian Ladies orchestra was stationed in the 'basket room' where a collection of rare Native American baskets belonging to Mrs. Meeker's daughter, Elizabeth (Mrs. Sumner) Bugbee was displayed.

Next door to Mrs. Meeker's residence, just south on Raymond, stood a one and one-half story Folk Victorian house that had been built in 1894, likely before "The Arches," at a time when the neighborhood was growing. Located just north of the central district and a block from Throop University, the pre-cursor to CalTech, this neighborhood typified the style of Single Family residences built during the late 19th and early 20th century development of Pasadena. They were generally larger, higher style architect-designed houses that were built for wealthier clients. It is one of a few surviving structures of a Victorian neighborhood that was later destroyed in order to build the Foothill freeway. Recently, over 20 surviving homes in this area were declared the "Raymond/Summit Historic District." Historically, this particular house was occupied by

wealthy families and their servants. Earliest records indicate the occupants were renters, with the property later owner occupied. Sometime after 1910 Jane Meeker purchased this house from her neighbor, a banker named Henry Monat. She may have purchased the property for the land because in 1915, at the age of 87 years old, she had the Folk Victorian moved so she could build a new home on that lot. The relocation of houses in the early part of the 20th century reflected a commitment to value and was common tradition. The importance of preservation and restoration is reflected in the city of Pasadena's renewed commitment to its earlier tradition through the passage of the Historic Preservation Ordinance, which seeks to preserve architecturally and historically significant structures and promote revitalization of historic neighborhoods.

Mrs. Meeker hired architects Marston and Van Pelt to design a house for the lot at 397 N. Raymond, as well as a foundation for the Folk Victorian at its new location at Summit and Mountain, an area known as "North Pasadena" and which until 1904, had been outside the city boundary. Marston and Van Pelt are responsible for designing numerous dwellings that comprise the historic foundation for the City of Pasadena, and many of their properties are designated historical resources both locally and on the National Register.

The Folk Victorian was cut in half, moved north about five blocks and one block over, and reassemble in a neighborhood that was a mix of Victorians and one-story bungalows. In later years many of the Victorian buildings were torn down for apartments, and the Folk Victorian escaped a similar fate in 1960 when the City refused a permit application for demolition in order to construct an 11-unit apartment building. The city obviously recognized the significance of this special property and she was spared again. It is unclear how long Mrs. Meeker owned the property after it was moved, but she lived to be 103 years old, residing at "The Arches" with her daughters until her death in late 1929. When her daughter Anna died two years later, she left an estate worth over 1 million dollars.

Many families have owned and occupied the Folk Victorian house since its landing. Building permits indicate the property was subdivided into multiple units as early as the 1940s. By the 1960s, it was a tri-plex, and when the current owner purchased it, the house had been divided into four units, with neighbors reporting up to thirty people living in it at once. The property is a strong visual anchor to the neighborhood where it is currently located. The house is well known for its unique character, but mostly for the neglect and abuse it has withstood all these years.

Now that the new owner has begun cleaning up the property and planting vegetation and landscaping, there is new life on this corner. And as evidenced by the comments of passers-by, there is broad support and general overall interest in the renovation of this property. The improvement to this property is important to the overall psyche of the neighborhood.

Sources:

City Directories, New York 1880

Federal Census Records, Pasadena 1900, 1910, 1920, 1930

The Library Journal, June 1910

National Register of Historic Places Multiple Property Documentation Form, "*Late 19th and Early 20th Century Development and Architecture in Pasadena,*" Teresa Grimes, 2010

National Register of Historic Places Registration Form, "*Raymond-Summit Historic District,*" City of Pasadena, 2011

Pittsburgh Press, Oct 1931

Brooklyn Daily Eagle, September 1931

Sanborn Maps of Pasadena, 1890, 1894, 1903, 1910, 1930

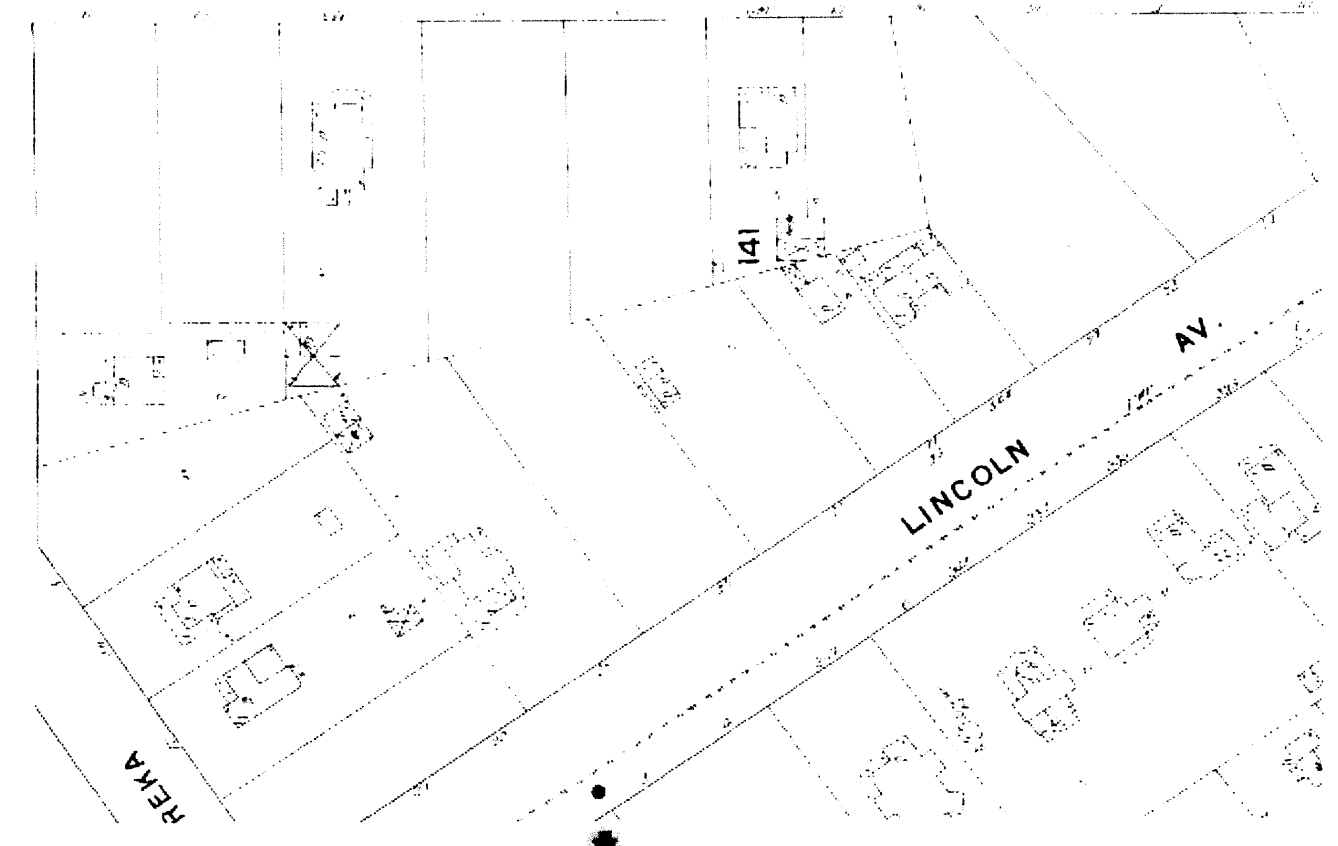
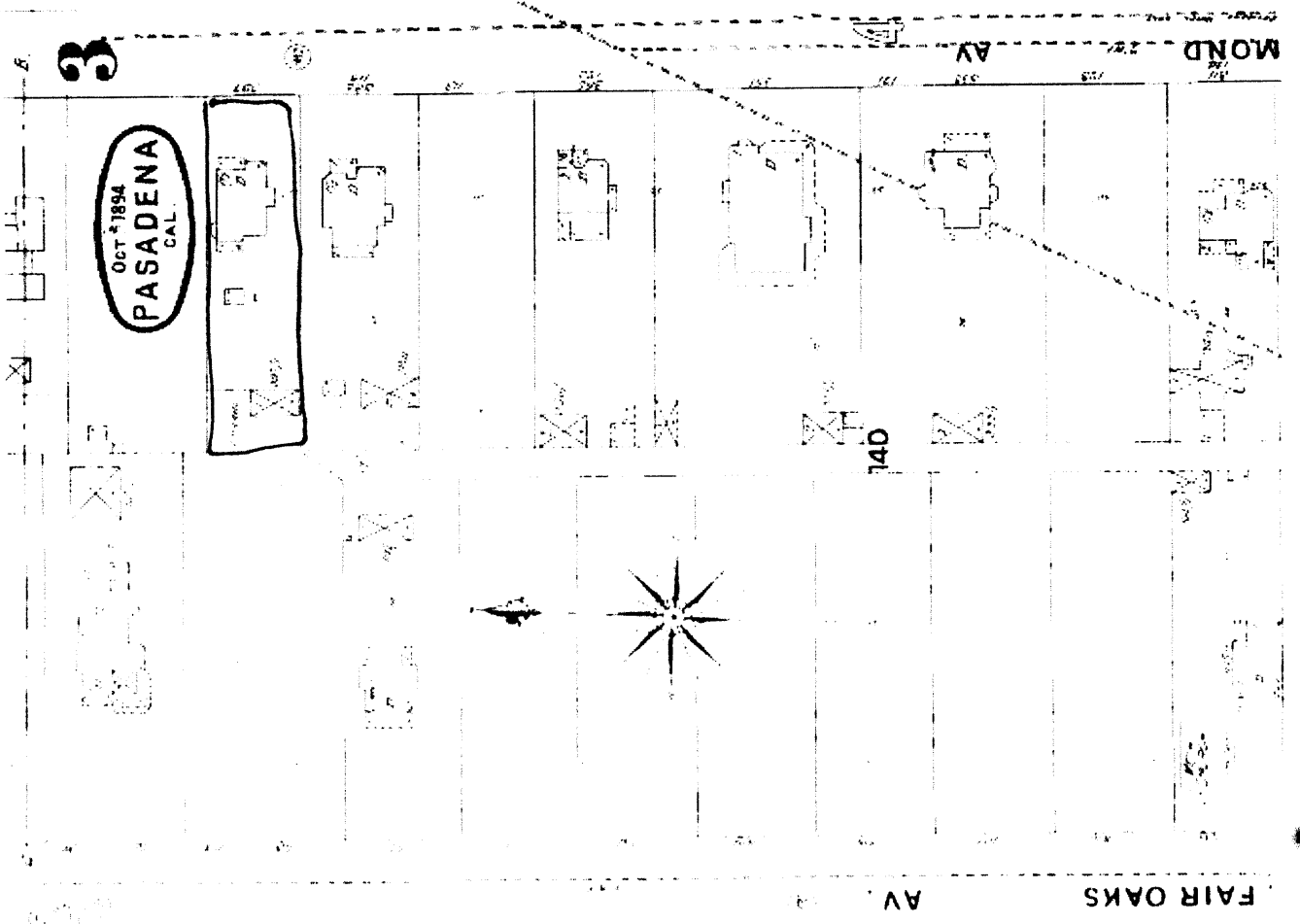
City of Pasadena Permit Office

San Francisco Call, July 1897

Los Angeles County Tax Assessor's Office

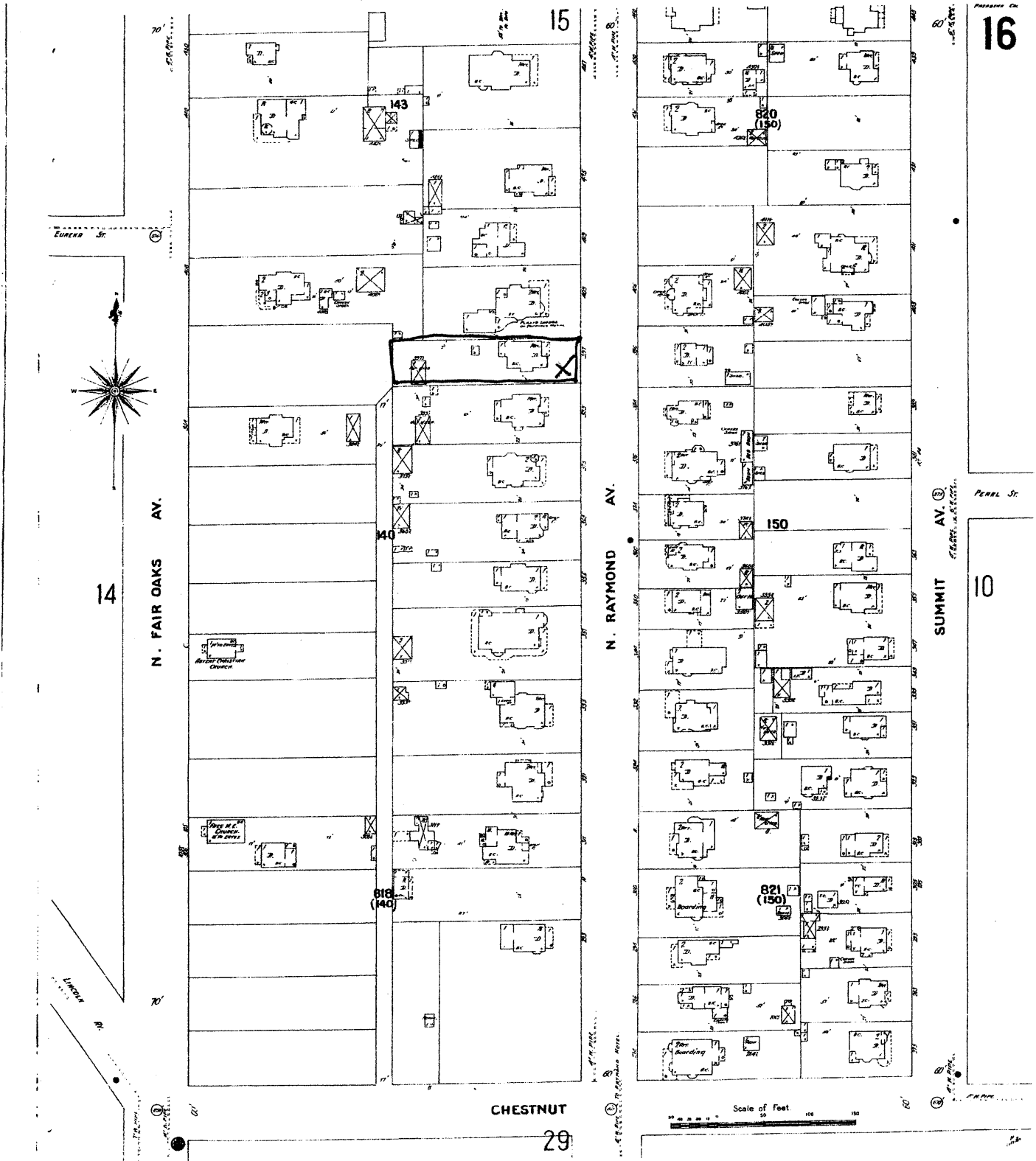
Pasadena Star, April & May 1915

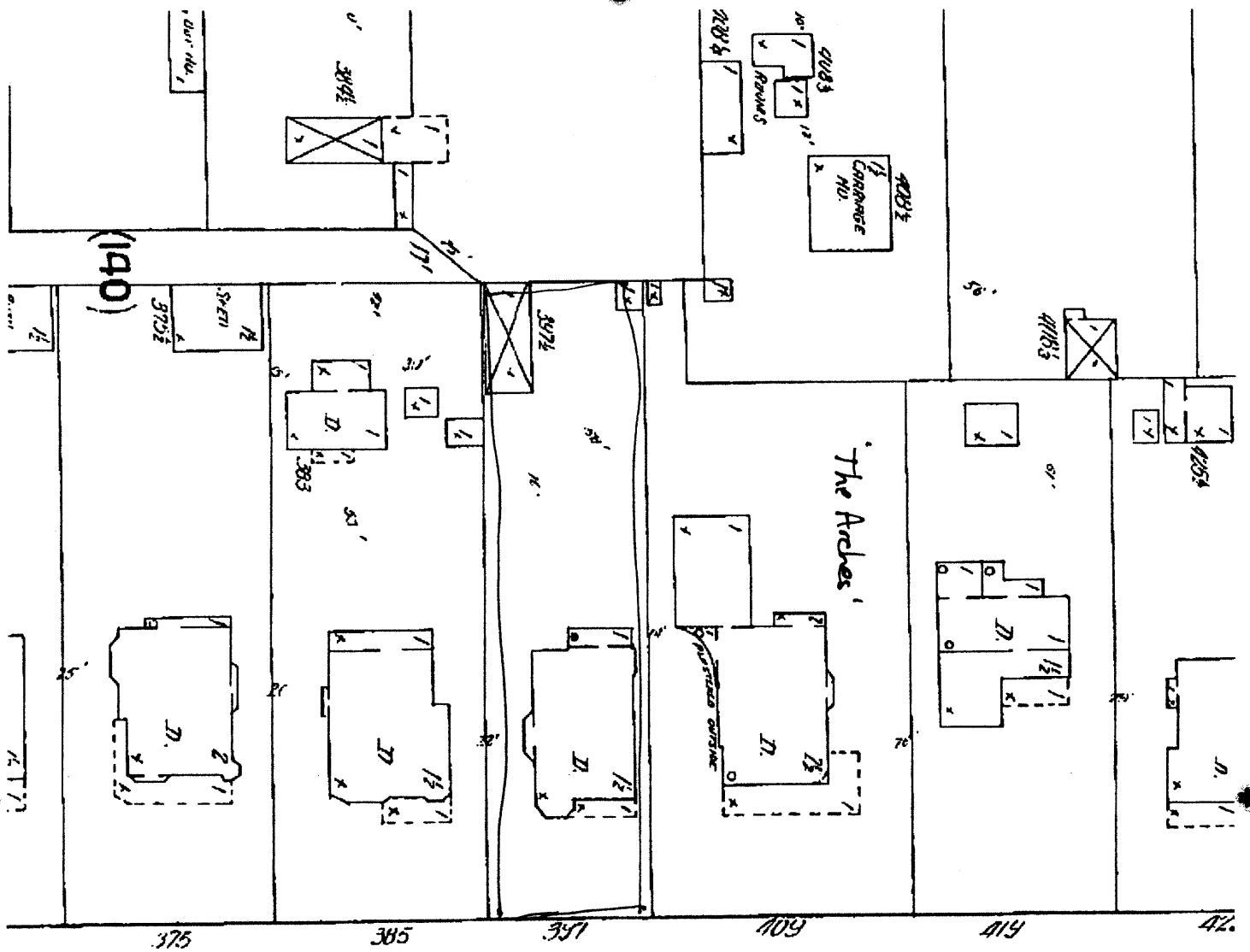
The Shakespeare Club of Pasadena



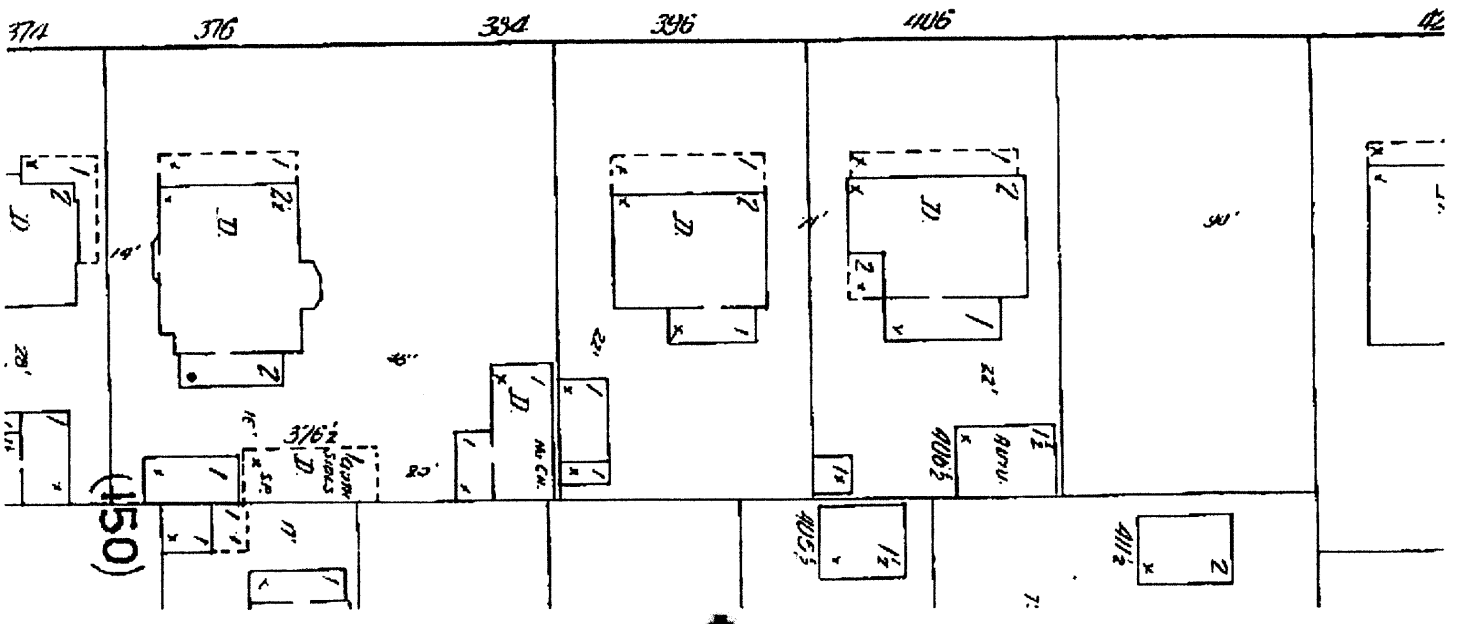
100U

1903 SANBORN MAP





J. RAYMOND AV.



(150)

(140)

1212

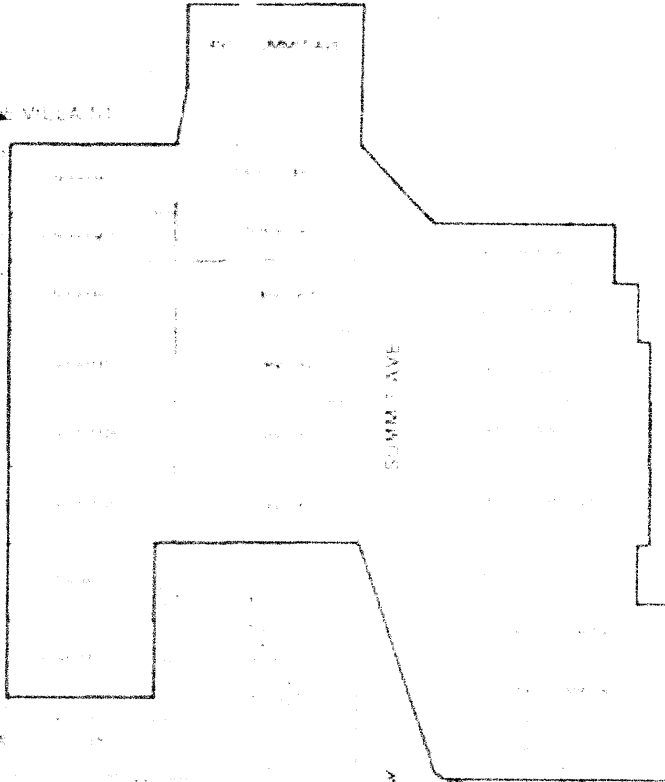
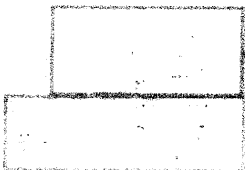
1910

75

65



HOME OF MRS JANE E. MILLER
100 NORTH DAVIS AVENUE
SUMMIT, ILL.



10

N. DAVIS AV

N. RAYMOND AV

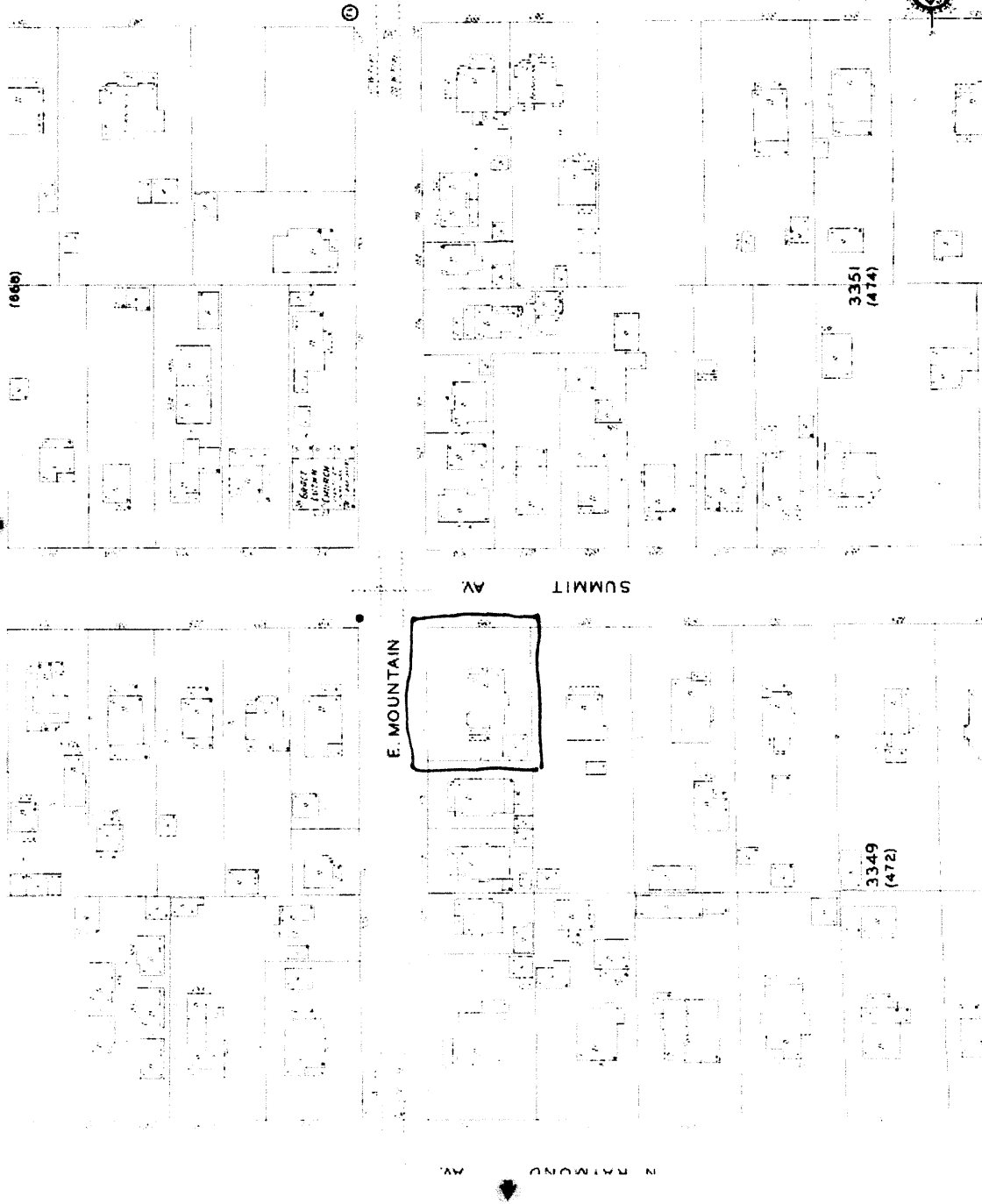
N. SUMMIT AV

76

85

1930

New location





897 N. Summit Avenue, Pasadena CA 91103

East Facing Front & South Side



897 N. Summit Avenue, Pasadena CA 91103


North Side and Front, Facing South West





897 N. Summit Avenue, Pasadena CA 91103

Western Facing Rear Entrance to South Lower Unit



897 N. Summit Avenue, Pasadena CA 91103
South Side, Looking North-East

ATTACHMENT D

EFFECTS OF LANDMARK DESIGNATION

Identifying and designating properties of major significance encourages the preservation and protection of Pasadena's historic resources. The City of Pasadena's Historic Preservation Ordinance provides a process to recognize and protect individual sites and historic districts.

Designation Process

A property may be nominated for historic designation by any person. Design & Historic Preservation staff then evaluates the property to determine if it meets the criteria for designation. If it appears that the criteria have been met, the staff will prepare a designation report, which describes the property and how it meets the criteria for designation. Once the designation report is complete, the HPC will conduct a public hearing and make a recommendation to the City Council. The City Council may then designate the property as a historic site.

Alterations/Demolition

Designated historic structures are protected by the Municipal Code. A Certificate of Appropriateness (permit) is required for work to modify the exterior appearance of a designated historic property that is open to public view. A certificate is also required for alterations, additions, new construction, or demolition. This review ensures that any proposed changes are compatible with the character of the individual property and/or historic district. Decisions on proposed alterations are based on the proposed project's compliance with the Secretary of Interior's Standards for Rehabilitation and the City's adopted *Design Guidelines for Historic Districts*, which is based on the Standards.

The Historic Preservation Commission is the decision-maker for major projects affecting designated historic resources, except in the Central District where the Design Commission is the decision-maker for such projects. Staff is the decision-maker for minor projects affecting designated historic resources. Major projects are defined as demolition, relocation, removal of significant features, significant alteration of front or side elevations, additions to street-facing elevations, and new fences or walls in landmark districts. Minor projects are defined as removal of insignificant exterior features, re-roofing, matching replacement doors and windows, demolition of garages, small side/front additions, most rear additions that are not taller than the original building or replacement of exterior cladding with the same cladding material. Projects affecting non-contributing buildings on a site or in a district, or the environmental setting of a site, are reviewed by staff but are subject to the less stringent requirements than contributing buildings.

Staff-level decisions may be appealed to the Historic Preservation Commission, and decisions by the Commission may be appealed to the City Council. The City Council may also "call for review" all decisions by the staff or Commission.

Incentives

Designated historic properties are eligible for the following incentives, which are evaluated on a case-by-case basis:

- A Mills Act historic property contract to reduce property taxes in exchange for agreeing to maintain the historic character of the property in accordance with established guidelines.
- Use of more flexible provisions in the State Historical Building Code when making modifications,
- Waiver of covered parking requirements, and
- Potential variances from modern development standards for historic properties undergoing adaptive use or relocation.